



THE
A-TEAM

**RE/MAX
FIRST**

38 RIEDEL Street #2108, Fort McMurray T9H3H8

MLS® #: **A2188514**

Area: **Downtown**

Listing Date: **01/17/25**

List Price: **\$124,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Fort McMurray**
Year Built: **2001**

Finished Floor Area
Abv Sqft: **869**
Low Sqft:
Ttl Sqft: **869**

DOM

3
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony,Storage**

Construction: **Concrete,Mixed,Vinyl Siding**
Flooring: **Carpet,See Remarks**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	19`3" x 12`9"	Living Room	Main	11`10" x 17`10"
Bedroom - Primary	Main	11`2" x 13`3"	Bedroom	Main	10`1" x 12`0"
4pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$578

Title:
Fee Simple

Zoning:
SCL1

Fee Freq:
Monthly

Legal Desc: **0125331**

Remarks

Pub Rmks: **Welcome to Riverwalk Villas. Enjoy the riverside in this main floor unit with 2 spacious bedrooms and 2 full bathrooms. This unit is well maintained with some newer appliances that include transferable warranty! Spacious kitchen with plenty of counter and cupboard space. There are patio doors off the living room where you can sit quietly enjoying the privacy of your large balcony or enjoy a summer bbq that is included with the unit. Another great feature is the in-suite laundry located just off the kitchen. The building itself has undergone recent renovations leaving owners very satisfied with the results. The unit includes 1 underground heated parking stall. Enjoy walks or biking along the river or on the paths throughout downtown and other areas of Fort McMurray. Walking distance to major retail stores and shopping including an elegant restaurant just walking distance from the building. If you are starting out, this is the perfect unit or you can purchase as an investment and all furniture can remain in the unit.**

Inclusions: **N/A**
Property Listed By: **3% REALTY FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800



